



Affordable Housing Standards

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

County Government Center # San Luis Obispo, California 93408 # Telephone (805) 781-5600

This bulletin summarizes the county's affordable housing standards, including maximum family incomes, home purchase prices, rents, and long-term affordability.

Income limits:

The state defines family income groups as follows: **"Very Low Income"** is defined by Health and Safety Code Section 50105 as 50% of county median income; **"Lower Income"** is defined by Health and Safety Code Section 50079.5 as 80% of county median income; **"Moderate Income"** is defined by Health and Safety Code section 50093 as 120 % of county median income. Effective April 10, 2006, the income limits for San Luis Obispo County are shown below:

Persons in Family	Very Low Income	Lower Income	Median Income	Moderate Income
1	\$22,350	\$35,750	\$44,700	\$53,600
2	\$25,500	\$40,850	\$51,000	\$61,300
3	\$28,700	\$45,950	\$57,400	\$68,900
4	\$31,900	\$51,050	\$63,800	\$76,600
5	\$34,450	\$55,150	\$68,900	\$82,700
6	\$37,000	\$59,200	\$74,000	\$88,900
7	\$39,550	\$63,300	\$79,100	\$95,000
8	\$42,100	\$67,400	\$84,200	\$101,100

Rents and sales prices:

Unit Size (Bedrooms)	Monthly Rent (1)			Initial Sales Prices (2)		
	Very Low Income	Lower Income	Moderate Income	Very Low Income	Lower Income	Moderate Income
Studio	\$558.75	\$670.50	\$641.00	\$71,520	\$109,068	\$169,413
1	\$637.50	\$765.00	\$758.00	\$81,600	\$124,440	\$193,290
2	\$717.50	\$861.00	\$923.00	\$91,840	\$140,056	\$217,546
3	\$861.25	\$1033.50	\$1345.00	\$110,240	\$168,116	\$261,131
4	\$925.00	\$1110.00	\$1384.00	\$118,400	\$180,560	\$280,460

Note 1: Maximum rents shown above include costs of utilities based on utility allowances determined by the Housing Authority of the City of San Luis Obispo.

Note 2: Maximum sales prices shown above are based on assumption that special financing is not committed to project, and therefore, reflect 11th District Cost of Funds Index of 4.177%, which is effective through September, 2006, according to the Federal Home Loan Bank of San Francisco (interest rate hotline: 415-616-2600).

Updated: 09/01/06